



MAYFIELD  
VILLAGE

MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

6622 Wilson Mills Road  
Mayfield Village, OH 44143  
440.461.2210 • Fax 440.461.7349  
ContactUs@mayfieldvillage.com

**MEMORANDUM**

**TO:** Council President Schutt and Members of Council  
**FROM:** Diane Wolgamuth, Director of Administration  
Shane McAviney, Director of Parks & Recreation  
**DATE:** September 1, 2023  
**RE:** **The Grove – Permanent Restroom Update**

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Dear President Schutt and Members of Council,

We have been working with Landscape Architect Jim McKnight to develop plans to go out to bid for permanent restrooms at The Grove. As you will remember, the Village received a \$250,000 grant from Cuyahoga County for this project and we initially discussed installing a prefabricated structure estimated at \$370,000 to \$420,000 for a 16-stall facility. After further discussions, we determined that we could build a restroom to our own specifications for essentially the same cost. Attached is a copy of the cost estimate and the site plan showing the proposed layout of the 15-stall restroom facility. As you can see, there are eight women's stalls (w/two sinks), six men's stalls (w/two sinks) and a family/all-gender restroom.

The specifications include the following:

- inside and outside lighting,
- a cement floor (sealed and finished),
- no air-conditioning or heat,
- floor-mounted toilets,
- traditional fixtures as opposed to electronic fixtures, similar to the other restrooms at the soccer and softball fields,
- painted brick walls (with a bid alternate for split-face masonry blocks to match the block used in the bandshell), and
- an asphalt shingled roof to match the roof of the bandshell (with a bid alternate for a standing-seam metal roof which would be expected to last longer than a shingled roof), and
- a bid alternate to enclose the ceiling for added privacy and improved insulation.

The project is currently being advertised and bids are due in by September 22. If all goes well, we hope to have a recommendation for Council by the October 2, 2023 Council Caucus meeting. We may request a Special Meeting that evening so that, if approved, site preparation can begin as soon as possible. Depending on the weather, we may be able to do much of the construction over the winter months to ensure that the facility is complete in advance of next summer's entertainment schedule. Thank you.

cc: Mayor Brenda T. Bodnar  
Department Heads



**James S. McKnight**  
 (216) 952 2408  
 js@mcknightla.com

LANDSCAPE  
 ARCHITECTURE

August 29, 2023

**Mayfield Village - Grove Restroom Improvements**

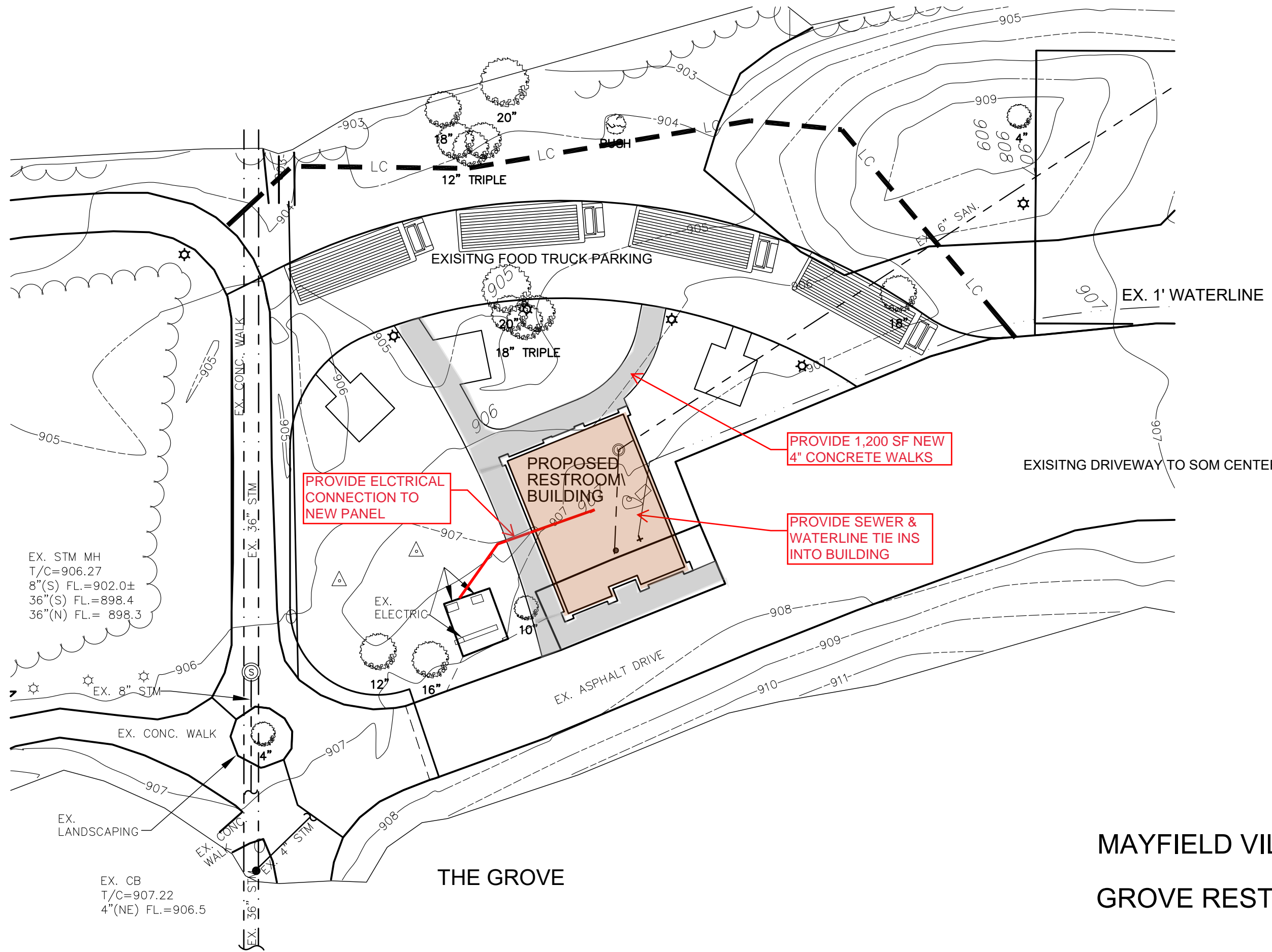
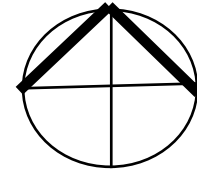
Estimate of Probable Construction Design Build Costs -

Item	Quantity	Unit	Unit Cost	Subtotal	Area Total
<b>Contractor Mobilization, Insurance, &amp; Project Management</b>					
	Lump sum		\$20,000	\$20,000	\$ 20,000.00
<b>SITE PREPARATION</b>					
Demolition, Excavation, & Grading	Lump sum		\$15,000	\$15,000	
Drainage Improvements	Lump sum		\$5,000	\$5,000	\$ 20,000.00
<b>RESTROOM BUILDING</b>					
CMU - painted walls	Lump sum		\$330,000	\$330,000	\$ 330,000.00
<b>UTILITIES</b>					
Sewer Connection	Lump sum		\$5,000	\$5,000	
Water storage - 80 gal pressure tank	Lump Sum		\$1,500	\$1,500	
Electrical Service	Lump sum		\$7,000	\$7,000	\$ 13,500.00
<b>SITework</b>					
Fine Grade and Seeding	Lump sum		\$6,000	\$6,000	
4" Concrete Sidewalks	1500	sq. ft.	\$10.00	\$15,000	\$ 21,000.00

<b>TOTAL SITE IMPROVEMENTS</b>					\$ 404,500.00
Contingency					\$ 20,225.00
Architectural/Engineering Construction Documents					\$ 16,180.00
<b>TOTAL BASE BID BUDGET</b>					\$ 440,905.00

<b>ALTERNATE 1</b> - Splitface masonry block in lieu of painted CMU					\$ 12,000.00
<b>ALTERNATE 2</b> - 3/8" Painted plywood ceiling					\$ 2,500.00
<b>ALTERNATE 3</b> - Standing Seam Metal Roof in lieu of asphalt shingle					\$ 15,000.00

1"=20'-0"



PROVIDE ELCTRLICAL CONNECTION TO NEW PANEL

PROVIDE 1,200 SF NEW 4\"/>

PROVIDE SEWER & WATERLINE TIE INS INTO BUILDING

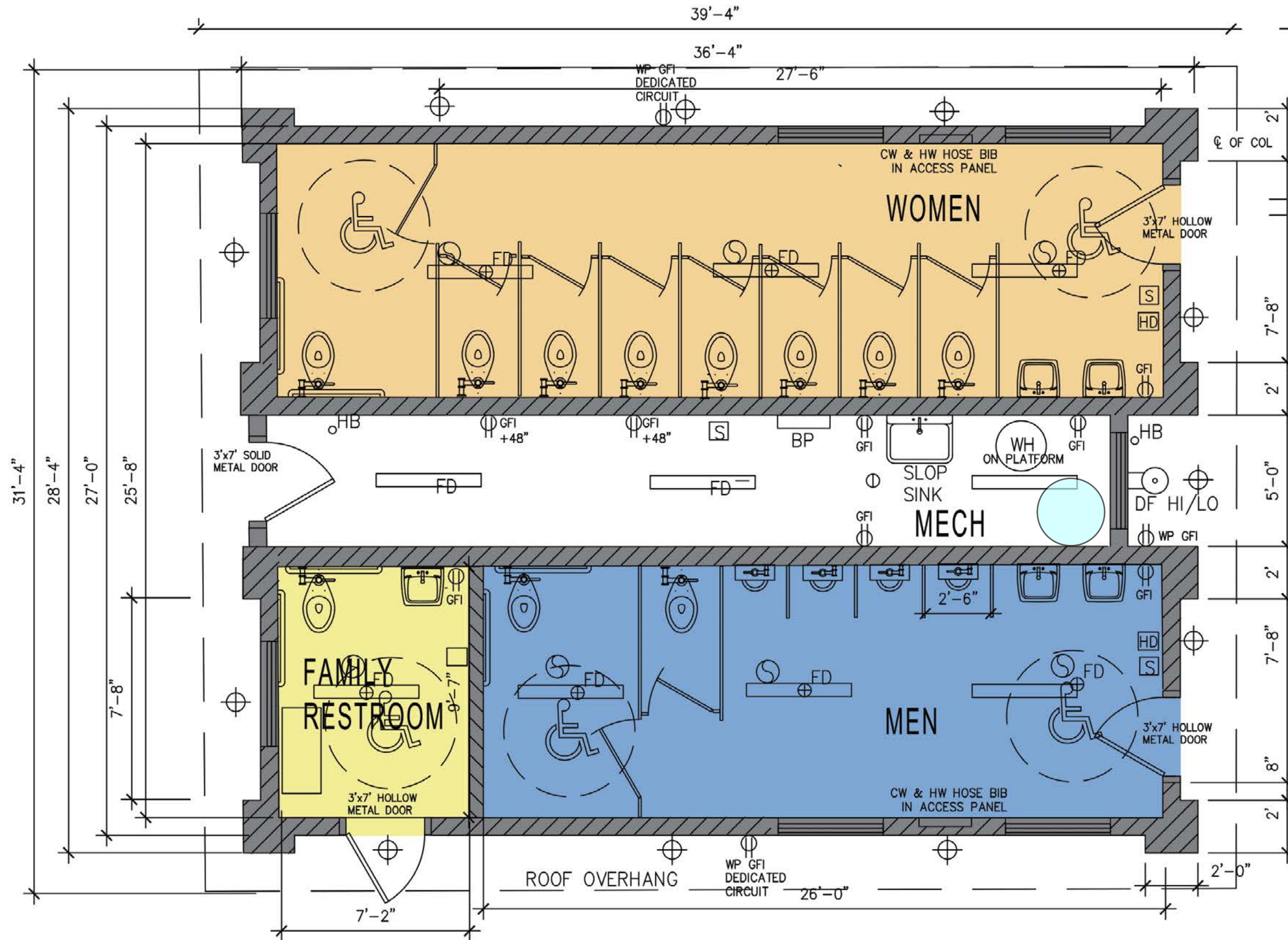
EX. STM MH  
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EX. CB  
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# MAYFIELD VILLAGE GROVE RESTROOM SITE PLAN

# BUILDING LAYOUT

1/4" = 1'-0"



## KEY

- BP BREAKER PANEL  
200 AMP 42 SPACE
- HB HOSE BIB  
3 φ 120V/208V
- FD⊕ FLOOR DRAIN
- ⊙ DF DRINKING FOUNTAIN  
HI/LO
- WH WATER HEATER
- ⊕ DUPLEX GFI OUTLET
- ⊠ MANUAL SWITCH
- ⊙ EXHAUST FAN
- 4' I LED LIGHTS  
SOFFIT LIGHT
- ⊕ EXTERIOR
- ▨ GLASS BLOCK
- HD WARM HAND DRYER
- WP WEATHER PROOF COVER
- ⊙ 80 GAL WATER PRESSURE TANK